

Memorandum

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To: Steve Palmer, Planning and Zoning Director
From: Michelle Perillie, AICP
Date: September 8, 2005, revised April 29, 2016
Re: Maximum Allowable Multi-family Dwellings under §4-5

§4-5, Maximum Allowable Multi-Family Dwellings, of the Zoning Regulations states,

"The total number of multi-family dwelling units in all zoning districts throughout the Town of Westport shall not exceed 10% of the total number of single-family dwellings within the Town of Westport as reported in the most recent official U.S. Census of Housing Data for the Town of Westport.*

The following shall be exempt from this requirement:

Multi-family affordable housing units defined as assisted housing, which means housing which will receive financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing and any housing occupied by persons receiving rental assistance under Chapter 319 of Section 1437F of Title 42 of the United States Code, or currently financed by Connecticut Housing Finance Authority mortgages or subject to deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty percent (30%) or less of income, where such income is less than or equal to eighty percent (80%) of the median income. Median income means, after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development."

The 2000 Census reported that there are 8,755 single-family dwelling units in Westport. Therefore 876 multi-family units are now allowed in Town.*

At the 6/28/07 work session, the Planning and Zoning Commission approved Amend #570 which amended §4-5 of the Westport Zoning Regulations to exempt the dwelling units that are affordable in accordance with §8-30g of the CT General Statutes.

The Planning & Zoning staff research has determined that there are 1,048 approved multi-family dwelling units in town; however, based on Amendment #570 only 818 units would count toward the cap. This is because 275 units are affordable and meet §8-30g of the CT General Statutes, listed below:

3 Bradley Lane, 19 Indian Hill, 86 Saugatuck Ave	4 affordable units (20 total units)
5 Canal Park (Canal Park)	50 affordable units (50 total senior units)
20 Cross Street	3 affordable units (10 total units)
Hales Court	78 affordable units (78 total units)
59 Post Road East	5 affordable units (26 total units)
1135 Post Road East	2 affordable units (12 total units)
1655 Post Road East (Hidden Brook)	35 affordable units (35 total units)
1655 Post Road East (Sasco Creek)	37 affordable units (54 total units)
518 Riverside Ave/12, 16, 20 Ketchum St.	5 affordable units (27 total units)
553, 570 & 580 Riverside Ave/9 Ketchum St.	5 affordable units (27 total units)
10 West End Avenue	6 affordable units (6 total units)

TOTAL: 230 units

Therefore, if you subtract the 818 approved market rate units from the 876 allowable, 58 additional market rate multi-family dwellings can be approved before the cap is reached.

* As of the 2010 Census there will no longer be housing data on number of single-family dwellings.

Attached: Approved Multifamily Dwelling Units Spreadsheet, dated 4/29/16

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